

**SCOTTSDALE**

# **PLANNING COMMISSION MEETING**

## **MEETING NOTICE AND AGENDA**



### **PLANNING COMMISSION**

Paul Alessio, Chairman  
Prescott Smith, Vice Chair  
Ali Fakhri  
Larry S. Kush

Kevin Bollinger  
Christian Serena  
Renee Higgs

**Wednesday, August 14, 2019**

**5:00 P.M.**

**MARKED**

### **PLANNING COMMISSION MEETING**

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order - 5:00 p.m.**

**Roll Call – Commission Serena by phone, left meeting at 5:45 p.m.**

### **Minutes**

1. Approval of the June 26, 2019 [Study Session Meeting Minutes](#) as well as July 10, 2019 Planning Commission [Regular Meeting Minutes](#), including [Study Session](#).

**Item No. 1: Approved 7-0; Motion by Commissioner Kush, 2<sup>nd</sup> by Vice Chair Smith.**

## **ACTION ITEMS**

**How the Action Agenda Works:** The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Consent Agenda or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

## **CONSENT AGENDA**

2. [2019 Planning Commission calendar](#)

Request to modify the 2019 Planning Commission calendar to change the Planning Commission meeting from Wednesday, August 28th to Thursday, August 29th.

- **Item No. 2: Approved 7-0; Motion by Vice Chair Smith, 2<sup>nd</sup> by Commissioner Higgs.**
- **Commissioner Serena left the meeting at 5:45 p.m.**

## **REGULAR AGENDA**

3. [24-ZN-2018 \(Winery Residences of Scottsdale\)](#)

Request by owner for approval of a zoning district map amendment from Neighborhood Commercial, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a 0.37-acre site located at 6951 and 6961 E. 1<sup>st</sup> Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Todd Trainor, 480-941-4222.**

## REGULAR AGENDA

**Move to make a recommendation to City Council for approval of 24-ZN-2018 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Zoning District Map Amendment, Development Plan and Development Standards are consistent and conform with the adopted General Plan. 2<sup>nd</sup> by Commissioner Higgs.**

4. [19-ZN-1987#5 \(Black Rock Coffee Parcel Zoning Stipulation Amendment\)](#)

Amending the zoning district map amendment stipulations in case 19-ZN-1987 (19-Z-87) on the Highway Commercial (C-3) properties by removing the stipulation which restricts the signage on the south face of the buildings to no higher than 8 feet on the building on +/- 1.49 acres located at 10683 N. 116th and 10687 N 116th Street. Staff contact person is Doris McClay, 480-312-4214.

**Applicant contact person is Angie Grendahl, 602-313-8635.**

**Move to make a recommendation to City Council for approval of 19-ZN-1987#5 by a vote of 5-0: Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Vice Chair Smith with Commissioner Fakih recusing himself.**

5. [2-TA-2019 \(Planned Airpark Core Development Text Amendment \(Raintree redevelopment\)\)](#)

Request by applicant to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455), for the purpose of amending Section 5.4006. (Use Regulations) of the Zoning Ordinance, to add 'Restaurant, including drive-through restaurant but excluding drive-in restaurant' as an allowed land use in the AMU subdistrict of the Planned Airpark Core Development (PCP) zoning district. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Kurt Jones, 602-452-2729.**

**Move to make a recommendation to City Council for approval of 2-TA-2019 by a vote of 5-0: Motion by Commissioner Bollinger, after determining that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Kush with Commissioner Fakih recusing himself.**

6. [1-GP-2019 \(NWC of Pima & Thomas\)](#)

Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment to Commercial on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

7. [1-ZN-2019 \(NWC of Pima & Thomas\)](#)

Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) to Central Business (C-2) zoning on a +/- 1-acre site located 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Justin Gregonis, 602-395-1000.**

**Move to make a recommendation to City Council for approval of 1-GP-2019 and 1-ZN-2019 by a vote of 6-0: Motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Commissioner Higgs.**

## REGULAR AGENDA

8. [9-ZN-2018 \(Sands North Townhouses Historic District\)](#)

Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) to Resort/Townhouse Residential Historic Property (R-4R HP) zoning on the Sands North Townhouse subdivision plat (MCR 137-46) a +/- 7 -acre site located on the east side of N. Scottsdale Road approximately 660 feet south of the intersection of E. Indian Bend Road and N. Scottsdale Road (excluding APNs 174-19-011, 174-19-009, 174-19-006, 174-19-005, 174-19-042, 174-19-038, 174-19-037, 174-19-030, 174-19-029, 174-19-025, 174-19-024, 174-19-022, 174-19-021, 174-19-020, 174-19-017, 174-19-016, 174-19-015, 174-19-014, 174-19-045, 174-19-047) Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Sandra Price, 480-262-3039.**

**Move to make a recommendation to City Council for approval of 9-ZN-2018 by a vote of 4-2: Motion by Commissioner Bollinger, per the staff recommended stipulations, after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, and after finding that the Historic Preservation Plan conforms with the Zoning Ordinance Historic Preservation Plan requirements. 2<sup>nd</sup> by Vice Chair Smith with Commissioners Kush and Fakhri dissenting.**

9. [2-ZN-2019 \(75 on 2nd\)](#)

Request by owner for a Zoning District Map Amendment from Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO) and Service Residential Downtown Overlay (S-R DO) zoning to Downtown, Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning on a +/- 1.1-acre site located at 7502, 7508, 7514, and 7520 E. 2<sup>nd</sup> Street. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Kristjan Sigurdsson, 602-505-2525.**

**Move to make a recommendation to City Council for approval of 2-ZN-2019 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, after finding that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Vice Chair Smith.**

10. [5-ZN-2019 \(Sunday Goods\)](#)

Request by owner for a Zoning District Map Amendment from Central Business/Parking, Downtown Overlay (C-2/P-3 DO, P-2 DO) to Commercial Office/Parking, Downtown Overlay (C-O DO, P-2 DO) zoning, on a +/- 4,800-square foot site located at 4255 N. Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

11. [2-UP-2019 \(Sunday Goods\)](#)

Request by owner for a Conditional Use Permit for a Medical Marijuana Use on a +/-4,800-square foot site with Commercial Office/Parking, Downtown Overlay (C-O/P-3, P-2 DO) located at 4255 N. Winfield Scott Plaza. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

- **Move Item No. 10 & 11 5-ZN-2019 and 2-UP-2019 (Sunday Goods) to the Continuance Agenda per request from the Applicant.**
- **Item No. 10 & 11: Move to continue cases 5-ZN-2019 and 2-UP-2019 (Sunday Goods) to the August 29, 2019 Planning Commission meeting by a vote of 6-0: Motion by Commissioner Kush and 2<sup>nd</sup> by Vice Chair Smith.**